HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Saskatoon CMA

Date Released: Fourth Quarter 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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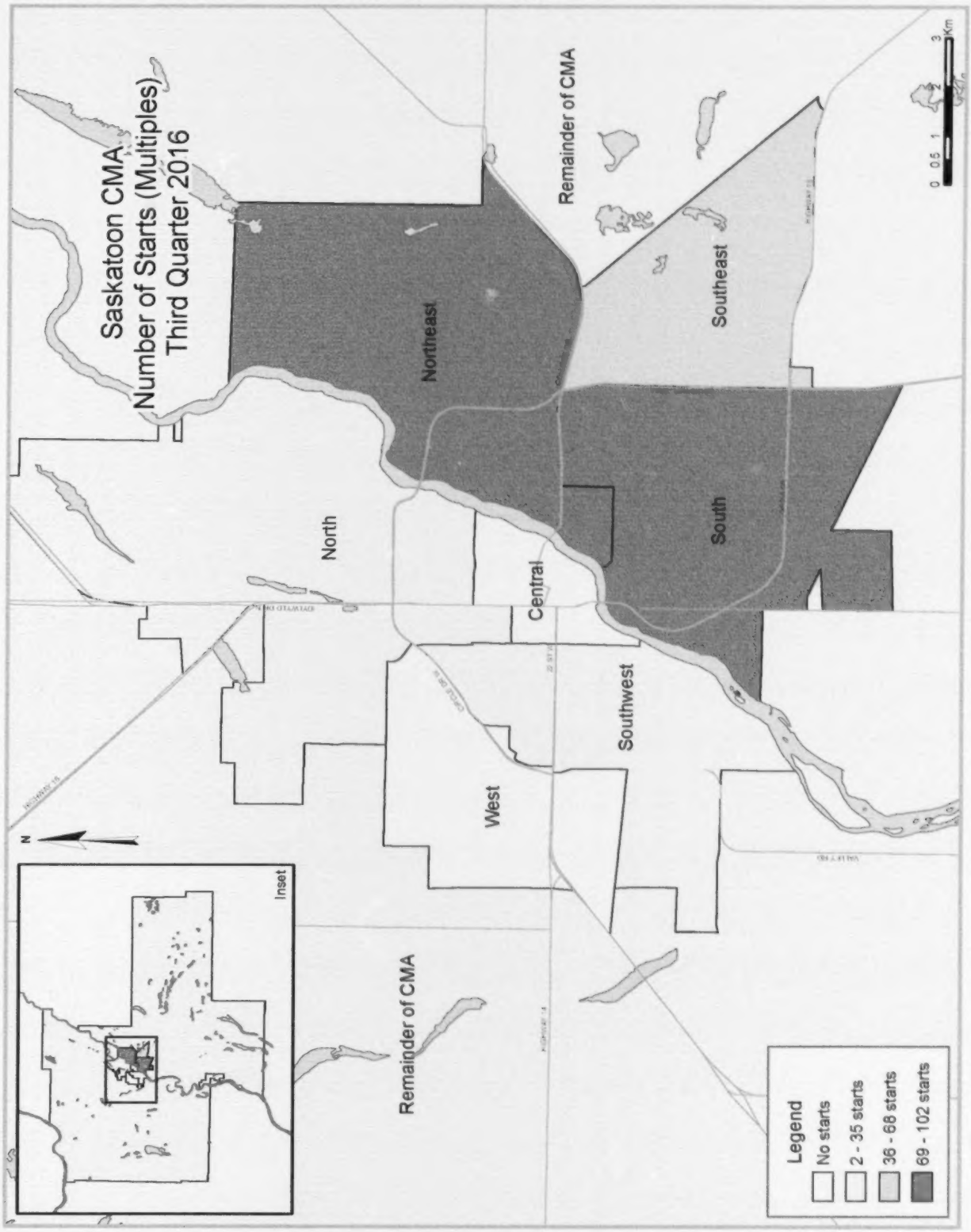
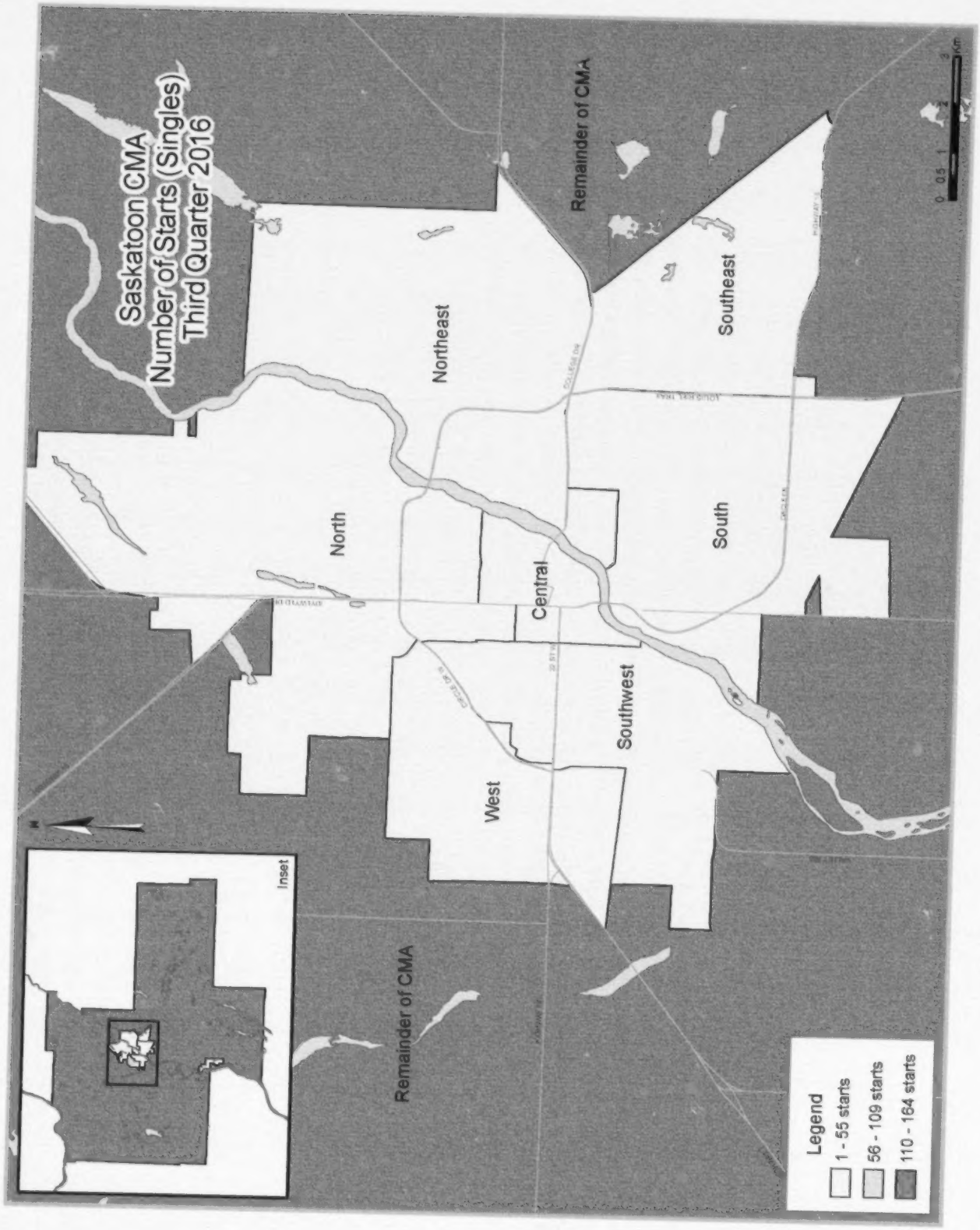
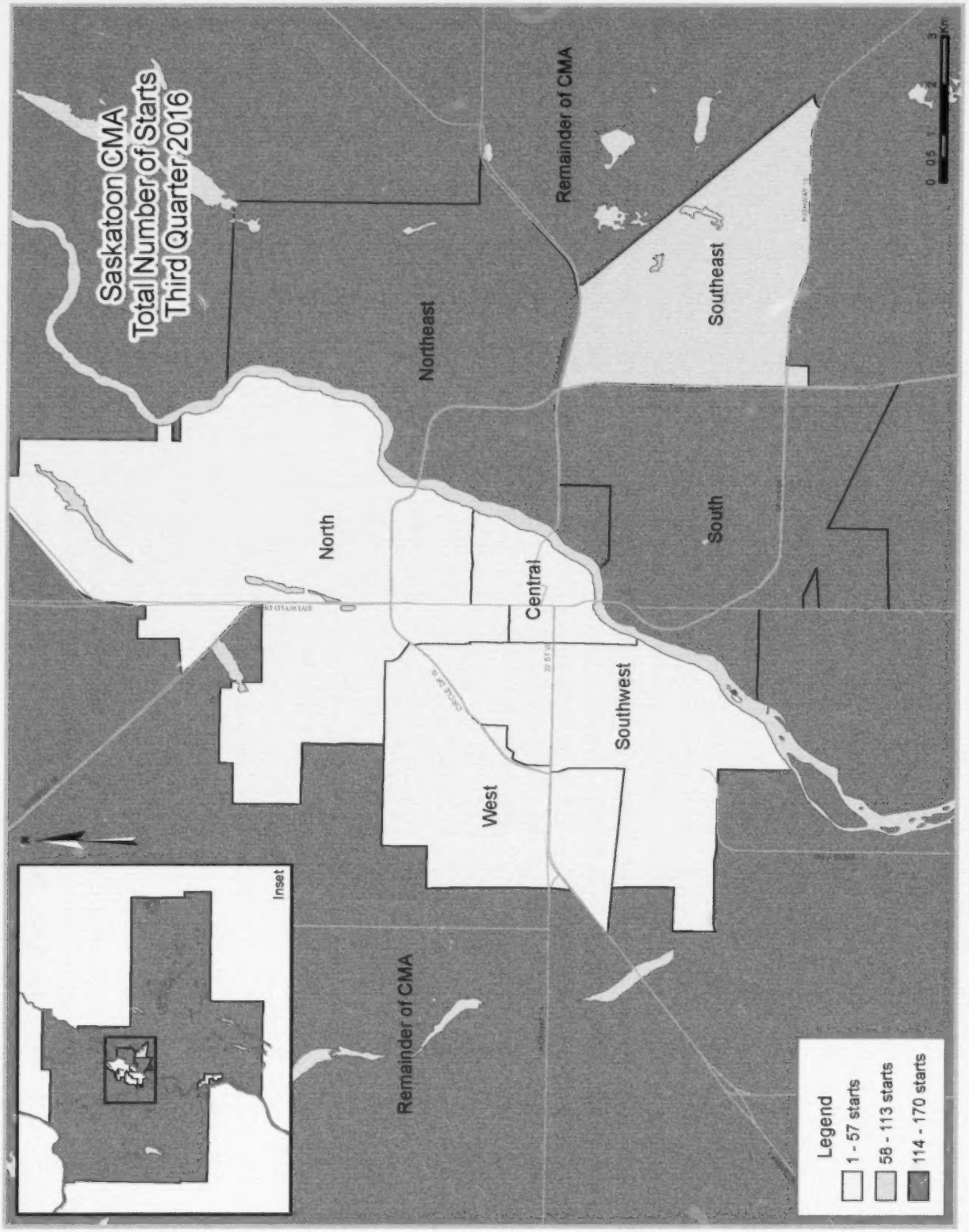
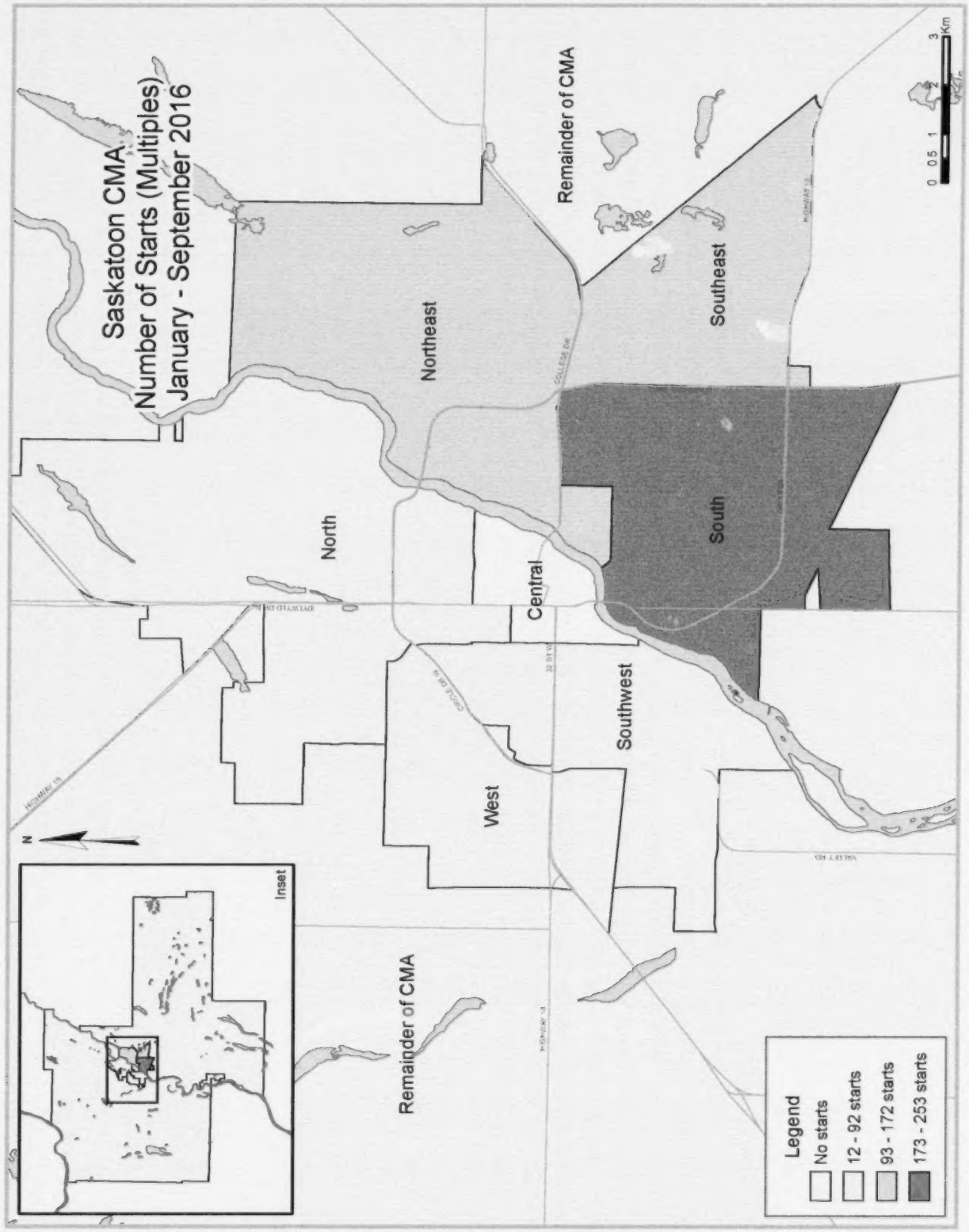
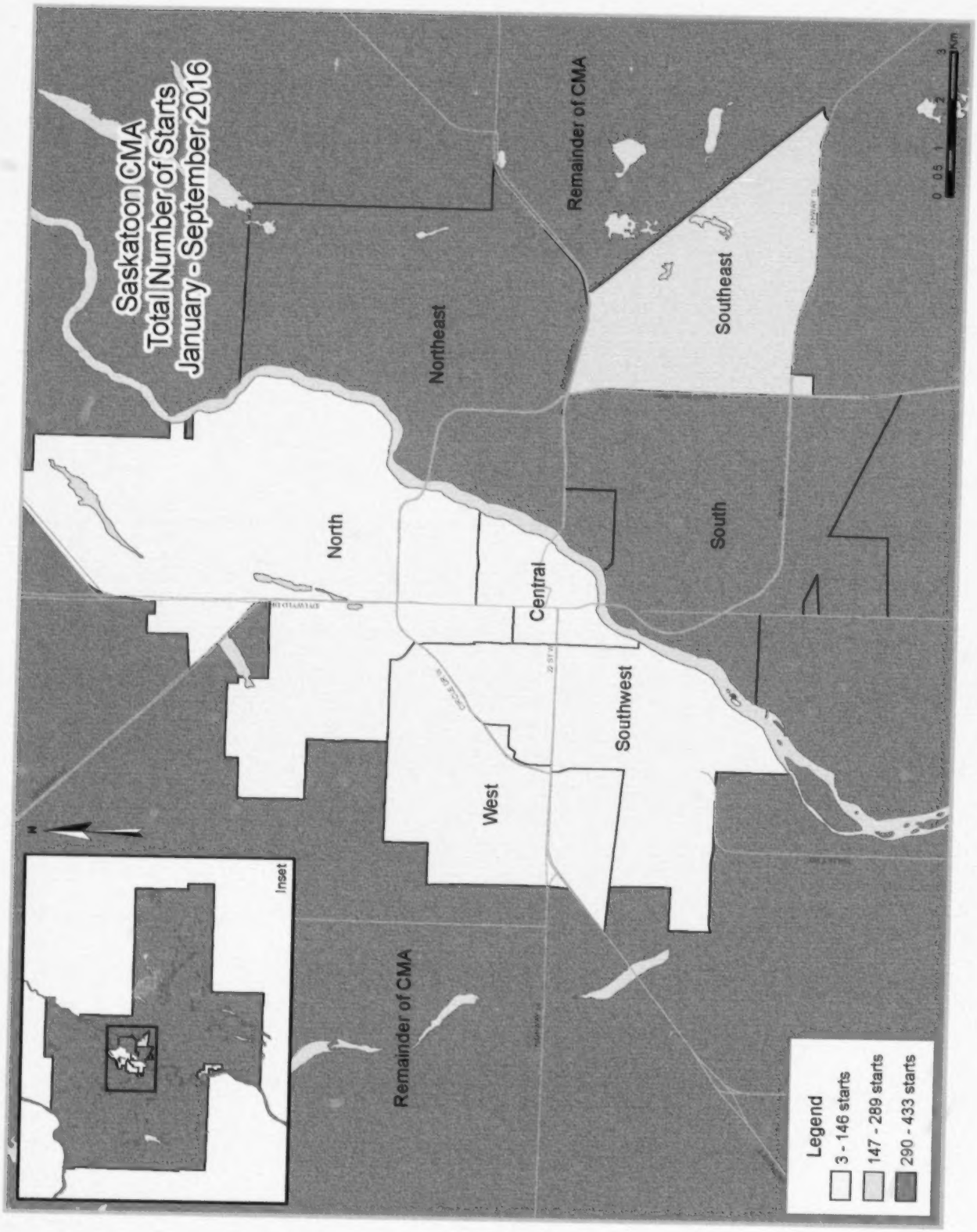

Saskatoon CMA
Number of Starts (Multiples)
Third Quarter 2016
Northeast
Remainder of CMA
Southeast
North
Central
South
Southwest
West
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
2 - 35 starts
36 - 68 starts
69 - 102 starts


Saskatoon CMA
Number of Starts (Singles)
Third Quarter 2016
Remainder of CMA
Northeast
Southeast
North
Central
South
Southwest
West
Remainder of CMA
Inset
Legend
1 - 55 starts
56 - 109 starts
110 - 164 starts


Saskatoon CMA
Total Number of Starts
Third Quarter 2016
Remainder of CMA
Northeast
Southeast
North
Central
South
Southwest
West
Remainder of CMA
Inset
Legend
1 - 57 starts
58 - 113 starts
114 - 170 starts


Saskatoon CMA
Number of Starts (Multiples)
January - September 2016
Remainder of CMA
Northeast
Southeast
North
Central
South
West
Southwest
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
12 - 92 starts
93 - 172 starts
173 - 253 starts


Saskatoon CMA
Total Number of Starts
January - September 2016
Remainder of CMA
Northeast
Southeast
North
Central
South
Southwest
West
Remainder of CMA
Inset
Legend
3 - 146 starts
147 - 289 starts
290 - 433 starts
0 0.5 1 2 3 Km

Saskatoon CMA
Total Number of Starts
January - September 2016
North
Northeast
Remainder of CMA
Southeast
South
Central
Southwest
West
Remainder of CMA
Inset
Legend
3 - 146 starts
147 - 289 starts
290 - 433 starts
0 0.5 1 2 3 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Third Quarter 2016								
Saskatoon CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	July 2016	Aug. 2016	Sept. 2016	July 2016	Aug. 2016	Sept. 2016
Single-Detached	1,577	1,000	1,308	938	1,264	1,094	992	1,041
Multiples	1,954	1,293	780	1,272	960	850	978	1,038
Total	3,531	2,293	2,088	2,210	2,224	1,944	1,970	2,079
	Quarterly SAAR		Actual			YTD		
	2016 Q2	2016 Q3	2015 Q3	2016 Q3	% change	2015 Q3	2016 Q3	% change
Single-Detached	997	1,108	275	338	22.9%	773	817	5.7%
Multiples	1,072	1,004	216	251	16.2%	882	684	-22.4%
Total	2,069	2,112	491	589	20.0%	1,655	1,501	-9.3%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Saskatoon CMA
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2016	338	16	3	0	22	138	72	0	589
Q3 2015	275	14	13	0	89	96	4	0	491
% Change	22.9	14.3	-76.9	n/a	-75.3	43.8	**	n/a	20.0
Year-to-date 2016	817	44	22	0	69	219	72	258	1,501
Year-to-date 2015	773	64	120	0	146	405	4	143	1,655
% Change	5.7	-31.3	-81.7	n/a	-52.7	-45.9	**	80.4	-9.3
UNDER CONSTRUCTION									
Q3 2016	752	50	93	0	139	665	72	290	2,061
Q3 2015	739	68	151	0	337	1,205	4	471	2,975
% Change	1.8	-26.5	-38.4	n/a	-58.8	-44.8	**	-38.4	-30.7
COMPLETIONS									
Q3 2016	181	8	9	0	60	213	12	248	731
Q3 2015	278	32	30	0	27	89	6	43	505
% Change	-34.9	-75.0	-70.0	n/a	122.2	139.3	100.0	**	44.8
Year-to-date 2016	708	46	79	0	231	620	12	520	2,216
Year-to-date 2015	1,038	102	34	0	242	260	23	312	2,011
% Change	-31.8	-54.9	132.4	n/a	-4.5	138.5	-47.8	66.7	10.2
COMPLETED & NOT ABSORBED									
Q3 2016	218	33	64	0	215	252	n/a	n/a	782
Q3 2015	340	40	25	1	137	102	n/a	n/a	645
% Change	-35.9	-17.5	156.0	-100.0	56.9	147.1	n/a	n/a	21.2
ABSORBED									
Q3 2016	234	16	16	0	63	175	n/a	n/a	504
Q3 2015	263	33	8	0	49	50	n/a	n/a	403
% Change	-11.0	-51.5	100.0	n/a	28.6	**	n/a	n/a	25.1
Year-to-date 2016	791	44	39	0	165	239	n/a	n/a	1,278
Year-to-date 2015	978	121	16	0	218	205	n/a	n/a	1,538
% Change	-19.1	-63.6	143.8	n/a	-24.3	16.6	n/a	n/a	-16.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q3 2016	1	0	0	0	0	0	0	0	1
Q3 2015	0	4	0	0	6	0	4	0	14
South									
Q3 2016	55	4	0	0	0	0	72	0	131
Q3 2015	26	2	0	0	0	24	0	0	52
Southeast									
Q3 2016	37	0	3	0	0	48	0	0	88
Q3 2015	48	2	13	0	0	0	0	0	63
Northeast									
Q3 2016	50	0	0	0	12	90	0	0	152
Q3 2015	65	2	0	0	56	72	0	0	195
North									
Q3 2016	6	2	0	0	0	0	0	0	8
Q3 2015	4	0	0	0	0	0	0	0	4
Southwest									
Q3 2016	11	4	0	0	10	0	0	0	25
Q3 2015	4	0	0	0	27	0	0	0	31
West									
Q3 2016	11	0	0	0	0	0	0	0	11
Q3 2015	39	0	0	0	0	0	0	0	39
Remainder of the CMA									
Q3 2016	164	6	0	0	0	0	0	0	170
Q3 2015	89	4	0	0	0	0	0	0	93
First Nations									
Q3 2016	3	0	0	0	0	0	0	0	3
Q3 2015	0	0	0	0	0	0	0	0	0
Saskatoon CMA									
Q3 2016	338	16	3	0	22	138	72	0	589
Q3 2015	3	0	0	0	0	0	0	0	3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q3 2016	4	2	0	0	0	128	0	0	134
Q3 2015	9	8	0	0	6	222	0	0	245
South									
Q3 2016	112	16	77	0	22	6	72	159	464
Q3 2015	61	26	89	0	20	174	0	270	640
Southeast									
Q3 2016	80	2	16	0	6	253	0	115	472
Q3 2015	95	4	13	0	34	280	0	115	541
Northeast									
Q3 2016	135	4	0	0	71	200	0	0	410
Q3 2015	211	10	35	0	181	384	0	2	823
North									
Q3 2016	15	10	0	0	0	0	0	0	25
Q3 2015	18	6	0	0	0	0	0	0	24
Southwest									
Q3 2016	20	6	0	0	23	0	0	0	49
Q3 2015	10	2	4	0	27	4	0	60	107
West									
Q3 2016	35	0	0	0	2	0	0	0	37
Q3 2015	97	0	6	0	23	141	0	0	267
Remainder of the CMA									
Q3 2016	348	10	0	0	15	78	0	16	467
Q3 2015	235	12	4	0	46	0	4	24	325
First Nations									
Q3 2016	3	0	0	0	0	0	0	0	3
Q3 2015	3	0	0	0	0	0	0	0	3
Saskatoon CMA									
Q3 2016	752	50	93	0	139	665	72	290	2,061
Q3 2015	739	68	151	0	337	1,205	4	471	2,975

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q3 2016	3	0	0	0	6	0	0	0	9
Q3 2015	0	0	0	0	0	0	4	0	4
South									
Q3 2016	23	0	9	0	0	24	0	0	56
Q3 2015	43	8	8	0	4	51	1	28	143
Southeast									
Q3 2016	20	0	0	0	4	69	0	0	93
Q3 2015	66	4	0	0	0	0	0	0	70
Northeast									
Q3 2016	40	2	0	0	19	120	12	204	397
Q3 2015	64	4	0	0	2	38	1	14	123
North									
Q3 2016	1	2	0	0	0	0	0	0	3
Q3 2015	4	6	0	0	0	0	0	0	10
Southwest									
Q3 2016	5	0	0	0	12	0	0	0	17
Q3 2015	1	0	0	0	0	0	0	0	1
West									
Q3 2016	8	0	0	0	0	0	0	20	28
Q3 2015	21	0	22	0	7	0	0	1	51
Remainder of the CMA									
Q3 2016	78	4	0	0	19	0	0	24	125
Q3 2015	79	10	0	0	14	0	0	0	103
First Nations									
Q3 2016	3	0	0	0	0	0	0	0	3
Q3 2015	0	0	0	0	0	0	0	0	0
Saskatoon CMA									
Q3 2016	181	8	9	0	60	213	12	248	731
Q3 2015	278	32	30	0	27	89	6	43	505

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Central									
Q3 2016	0	1	0	0	6	0	n/a	n/a	7
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
South									
Q3 2016	20	15	10	0	0	46	n/a	n/a	91
Q3 2015	63	16	7	0	11	14	n/a	n/a	111
Southeast									
Q3 2016	37	1	10	0	10	17	n/a	n/a	75
Q3 2015	58	3	0	1	3	0	n/a	n/a	65
Northeast									
Q3 2016	64	6	30	0	123	169	n/a	n/a	392
Q3 2015	92	6	0	0	75	53	n/a	n/a	226
North									
Q3 2016	1	5	0	0	0	0	n/a	n/a	6
Q3 2015	1	5	0	0	0	0	n/a	n/a	6
Southwest									
Q3 2016	3	0	0	0	10	0	n/a	n/a	13
Q3 2015	0	5	0	0	0	0	n/a	n/a	5
West									
Q3 2016	13	0	0	0	21	19	n/a	n/a	53
Q3 2015	45	0	18	0	32	25	n/a	n/a	120
Remainder of the CMA									
Q3 2016	77	5	14	0	45	1	n/a	n/a	142
Q3 2015	80	5	0	0	16	10	n/a	n/a	111
First Nations									
Q3 2016	3	0	0	0	0	0	n/a	n/a	3
Q3 2015	1	0	0	0	0	0	n/a	n/a	1
Saskatoon CMA									
Q3 2016	218	33	64	0	215	252	n/a	n/a	782
Q3 2015	340	40	25	1	137	102	n/a	n/a	645

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q3 2016	3	0	0	0	0	0	n/a	n/a	3
Q3 2015	1	0	0	0	0	0	n/a	n/a	1
South									
Q3 2016	27	5	13	0	4	20	n/a	n/a	69
Q3 2015	51	7	4	0	12	37	n/a	n/a	111
Southeast									
Q3 2016	28	1	0	0	5	75	n/a	n/a	109
Q3 2015	43	3	0	0	0	2	n/a	n/a	48
Northeast									
Q3 2016	57	3	2	0	26	80	n/a	n/a	168
Q3 2015	64	4	0	0	13	9	n/a	n/a	90
North									
Q3 2016	5	2	0	0	0	0	n/a	n/a	7
Q3 2015	3	5	0	0	0	0	n/a	n/a	8
Southwest									
Q3 2016	5	0	0	0	16	0	n/a	n/a	21
Q3 2015	1	6	0	0	0	0	n/a	n/a	7
West									
Q3 2016	11	0	0	0	0	0	n/a	n/a	11
Q3 2015	29	0	4	0	5	2	n/a	n/a	40
Remainder of the CMA									
Q3 2016	97	5	1	0	12	0	n/a	n/a	115
Q3 2015	71	8	0	0	19	0	n/a	n/a	98
First Nations									
Q3 2016	1	0	0	0	0	0	n/a	n/a	1
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
Saskatoon CMA									
Q3 2016	234	16	16	0	63	175	n/a	n/a	504
Q3 2015	263	33	8	0	49	50	n/a	n/a	403

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Saskatoon CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,000	84	133	0	227	561	4	284	2,293
% Change	-36.5	-40.0	72.7	n/a	-47.5	-41.6	-20.0	-16.5	-35.1
2014	1,576	140	77	0	432	961	5	340	3,531
% Change	-4.9	-31.4	**	-100.0	10.5	99.8	n/a	51.1	18.5
2013	1,657	204	21	1	391	481	0	225	2,980
% Change	-15.9	17.2	-69.1	-98.1	88.9	-52.2	-100.0	-5.5	-20.6
2012	1,971	174	68	54	207	1,007	34	238	3,753
% Change	23.3	70.6	-29.9	**	-38.4	117.5	n/a	-38.7	25.4
2011	1,599	102	97	9	336	463	0	388	2,994
% Change	-2.4	59.4	155.3	n/a	45.5	145.0	n/a	75.6	25.7
2010	1,638	64	38	0	231	189	0	221	2,381
% Change	48.8	52.4	58.3	n/a	59.3	65.8	-100.0	n/a	66.7
2009	1,101	42	24	0	145	114	2	0	1,428
% Change	-14.3	-53.3	n/a	-100.0	-40.1	-83.7	n/a	n/a	-38.4
2008	1,285	90	0	3	242	699	0	0	2,319
% Change	-10.7	-10.0	n/a	-93.5	-34.6	136.9	-100.0	-100.0	-2.6
2007	1,439	100	0	46	370	295	18	112	2,380
% Change	53.4	138.1	n/a	119.0	132.7	-5.4	**	**	59.1
2006	938	42	0	21	159	312	4	20	1,496

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Central	1	0	0	4	0	10	0	0	1	14	-92.9
South	55	26	4	2	72	0	0	24	131	52	151.9
Southeast	37	48	0	2	3	13	48	0	88	63	39.7
Northeast	50	65	0	2	12	56	90	72	152	195	-22.1
North	6	4	2	0	0	0	0	0	8	4	100.0
Southwest	11	4	6	0	8	27	0	0	25	31	-19.4
West	11	39	0	0	0	0	0	0	11	39	-71.8
Remainder of the CMA	164	89	6	4	0	0	0	0	170	93	82.8
First Nations	3	0	0	0	0	0	0	0	3	0	n/a
Saskatoon CMA	338	275	18	14	95	106	138	96	589	491	20.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Central	3	3	0	4	0	10	0	0	3	17	-82.4
South	128	81	10	16	84	103	159	136	381	336	13.4
Southeast	85	114	8	6	22	25	89	167	204	312	-34.6
Northeast	136	191	2	8	16	89	153	72	307	360	-14.7
North	10	11	12	8	0	0	0	0	22	19	15.8
Southwest	19	10	10	6	16	27	0	8	45	51	-11.8
West	43	111	0	0	0	6	60	141	103	258	-60.1
Remainder of the CMA	390	252	16	18	11	8	16	24	433	302	43.4
First Nations	3	0	0	0	0	0	0	0	3	0	n/a
Saskatoon CMA	817	773	58	66	149	268	477	548	1,501	1,655	-9.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Central	0	6	0	4	0	0	0	0
South	0	0	72	0	0	24	0	0
Southeast	3	13	0	0	48	0	0	0
Northeast	12	56	0	0	90	72	0	0
North	0	0	0	0	0	0	0	0
Southwest	8	27	0	0	0	0	0	0
West	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	23	102	72	4	138	96	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	0	6	0	4	0	0	0	0
South	12	103	72	0	0	136	159	0
Southeast	22	25	0	0	89	52	0	115
Northeast	16	89	0	0	90	72	63	0
North	0	0	0	0	0	0	0	0
Southwest	16	27	0	0	0	4	0	4
West	0	6	0	0	40	141	20	0
Remainder of the CMA	11	8	0	0	0	0	16	24
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	77	264	72	4	219	405	258	143

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Central	1	4	0	6	0	4	1	14
South	59	28	0	24	72	0	131	52
Southeast	40	63	48	0	0	0	88	63
Northeast	50	67	102	128	0	0	152	195
North	8	4	0	0	0	0	8	4
Southwest	15	4	10	27	0	0	25	31
West	11	39	0	0	0	0	11	39
Remainder of the CMA	170	93	0	0	0	0	170	93
First Nations	3	0	0	0	0	0	3	0
Saskatoon CMA	357	302	160	185	72	4	589	491

Table 2.5: Starts by Submarket and by Intended Market
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	3	7	0	6	0	4	3	17
South	138	194	12	142	231	0	381	336
Southeast	109	133	95	64	0	115	204	312
Northeast	138	199	106	161	63	0	307	360
North	22	19	0	0	0	0	22	19
Southwest	25	16	20	31	0	4	45	51
West	43	117	40	141	20	0	103	258
Remainder of the CMA	402	272	15	6	16	24	433	302
First Nations	3	0	0	0	0	0	3	0
Saskatoon CMA	883	957	288	551	330	147	1,501	1,655

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
Central	3	0	0	0	6	4	0	0	9	4	125.0
South	23	44	0	8	9	12	24	79	56	143	-60.8
Southeast	20	66	4	4	0	0	69	0	93	70	32.9
Northeast	40	65	2	6	31	0	324	52	397	123	**
North	1	4	2	6	0	0	0	0	3	10	-70.0
Southwest	5	1	0	0	12	0	0	0	17	1	**
West	8	21	0	0	0	29	20	1	28	51	-45.1
Remainder of the CMA	78	79	4	12	19	12	24	0	125	103	21.4
First Nations	3	0	0	0	0	0	0	0	3	0	n/a
Saskatoon CMA	181	280	12	36	77	57	461	132	731	505	44.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Central	3	5	2	0	6	4	94	4	105	13	**
South	92	172	14	32	29	47	268	309	403	560	-28.0
Southeast	101	166	8	10	47	5	110	0	266	181	47.0
Northeast	150	262	6	16	132	123	461	258	749	659	13.7
North	11	7	8	18	0	0	0	0	19	25	-24.0
Southwest	14	6	6	20	24	0	60	0	104	26	**
West	43	113	0	0	10	35	60	1	113	149	-24.2
Remainder of the CMA	291	309	24	40	52	48	87	0	454	397	14.4
First Nations	3	1	0	0	0	0	0	0	3	1	200.0
Saskatoon CMA	708	1,041	68	136	300	262	1,140	572	2,216	2,011	10.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Central	6	0	0	4	0	0	0	0
South	9	12	0	0	24	51	0	28
Southeast	0	0	0	0	69	0	0	0
Northeast	19	0	12	0	120	38	204	14
North	0	0	0	0	0	0	0	0
Southwest	12	0	0	0	0	0	0	0
West	0	29	0	0	0	0	20	1
Remainder of the CMA	19	12	0	0	0	0	24	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	65	53	12	4	213	89	248	43

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	6	0	0	4	94	0	0	4
South	29	47	0	0	56	96	212	213
Southeast	47	5	0	0	110	0	0	0
Northeast	120	111	12	12	257	164	204	94
North	0	0	0	0	0	0	0	0
Southwest	24	0	0	0	0	0	60	0
West	10	35	0	0	40	0	20	1
Remainder of the CMA	52	48	0	0	63	0	24	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	288	246	12	16	620	260	520	312

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
Central	3	0	6	0	0	4	9	4
South	32	59	24	55	0	29	56	143
Southeast	20	70	73	0	0	0	93	70
Northeast	42	68	139	40	216	15	397	123
North	3	10	0	0	0	0	3	10
Southwest	5	1	12	0	0	0	17	1
West	8	43	0	7	20	1	28	51
Remainder of the CMA	82	89	19	14	24	0	125	103
First Nations	3	0	0	0	0	0	3	0
Saskatoon CMA	198	340	273	116	260	49	731	505

Table 3.5: Completions by Submarket and by Intended Market
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	5	5	100	0	0	8	105	13
South	127	205	64	139	212	216	403	560
Southeast	122	174	144	7	0	0	266	181
Northeast	191	272	342	277	216	110	749	659
North	19	25	0	0	0	0	19	25
Southwest	14	26	30	0	60	0	104	26
West	43	135	50	13	20	1	113	149
Remainder of the CMA	309	331	121	66	24	0	454	397
First Nations	3	1	0	0	0	0	3	1
Saskatoon CMA	833	1,174	851	502	532	335	2,216	2,011

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q3 2016	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	-	-
Q3 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	-	-
Year-to-date 2015	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0	6	-	-
South													
Q3 2016	0	0.0	6	22.2	10	37.0	5	18.5	6	22.2	27	-	523,765
Q3 2015	0	0.0	15	29.4	13	25.5	13	25.5	10	19.6	51	-	-
Year-to-date 2016	7	6.3	18	16.1	35	31.3	30	26.8	22	19.6	112	-	523,765
Year-to-date 2015	5	3.0	47	28.7	48	29.3	37	22.6	27	16.5	164	432,500	425,244
Southeast													
Q3 2016	3	10.7	4	14.3	4	14.3	5	17.9	12	42.9	28	-	489,713
Q3 2015	6	14.0	9	20.9	7	16.3	3	7.0	18	41.9	43	450,000	512,115
Year-to-date 2016	9	8.1	26	23.4	14	12.6	13	11.7	49	44.1	111	435,000	482,056
Year-to-date 2015	10	7.3	25	18.2	27	19.7	19	13.9	56	40.9	137	450,000	493,298
Northeast													
Q3 2016	1	1.8	7	12.3	15	26.3	4	7.0	30	52.6	57	-	549,140
Q3 2015	1	1.6	13	20.6	18	28.6	13	20.6	18	28.6	63	460,000	468,547
Year-to-date 2016	8	4.7	23	13.5	38	22.4	27	15.9	74	43.5	170	-	502,595
Year-to-date 2015	14	5.8	47	19.3	48	19.8	45	18.5	89	36.6	243	450,000	468,036
North													
Q3 2016	2	40.0	0	0.0	1	20.0	0	0.0	2	40.0	5	-	-
Q3 2015	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	3	30.0	3	30.0	2	20.0	0	0.0	2	20.0	10	-	-
Year-to-date 2015	1	25.0	1	25.0	1	25.0	1	25.0	0	0.0	4	-	-
Southwest													
Q3 2016	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	-	-
Q3 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	9	81.8	2	18.2	0	0.0	0	0.0	0	0.0	11	-	-
Year-to-date 2015	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	-	-
West													
Q3 2016	3	27.3	2	18.2	5	45.5	1	9.1	0	0.0	11	-	-
Q3 2015	4	13.8	13	44.8	7	24.1	4	13.8	1	3.4	29	-	-
Year-to-date 2016	10	19.2	16	30.8	17	32.7	9	17.3	0	0.0	52	-	403,332
Year-to-date 2015	24	20.5	47	40.2	31	26.5	9	7.7	6	5.1	117	-	361,714
Remainder of the CMA													
Q3 2016	35	36.1	21	21.6	23	23.7	6	6.2	12	12.4	97	430,000	394,717
Q3 2015	28	39.4	16	22.5	9	12.7	5	7.0	13	18.3	71	395,000	425,953
Year-to-date 2016	111	34.8	72	22.6	73	22.9	22	6.9	41	12.9	319	405,000	406,698
Year-to-date 2015	100	38.9	63	24.5	25	9.7	23	8.9	46	17.9	257	375,000	408,696
First Nations													
Q3 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Q3 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Saskatoon CMA													
Q3 2016	50	21.4	43	18.4	58	24.8	21	9.0	62	26.5	234	425,000	467,095
Q3 2015	40	15.3	68	26.1	54	20.7	39	14.9	60	23.0	261	430,000	455,969
Year-to-date 2016	161	20.4	162	20.5	179	22.6	101	12.8	188	23.8	791	425,000	455,091
Year-to-date 2015	162	17.3	235	25.1	180	19.3	134	14.3	224	24.0	935	425,000	454,025

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2016						
Submarket	Q3 2016	Q3 2015	% Change	YTD 2016	YTD 2015	% Change
Central	-	-	n/a	-	-	n/a
South	523,765	-	n/a	523,765	425,244	23.2
Southeast	489,713	512,115	-4.4	482,056	493,298	-2.3
Northeast	549,140	468,547	17.2	502,595	468,036	7.4
North	-	-	n/a	-	-	n/a
Southwest	-	-	n/a	-	-	n/a
West	-	-	n/a	403,332	361,714	11.5
Remainder of the CMA	394,717	425,953	-7.3	406,698	408,696	-0.5
First Nations	-	-	n/a	-	-	n/a
Saskatoon CMA	467,095	455,969	2.4	455,091	454,025	0.2

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Saskatoon

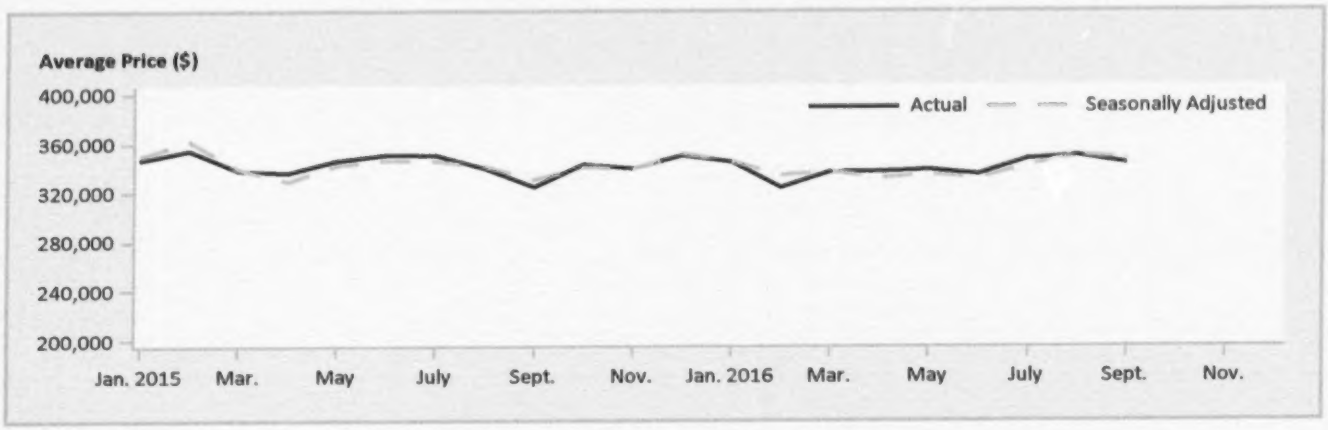


Figure 5.2: MLS® Residential Sales for Saskatoon

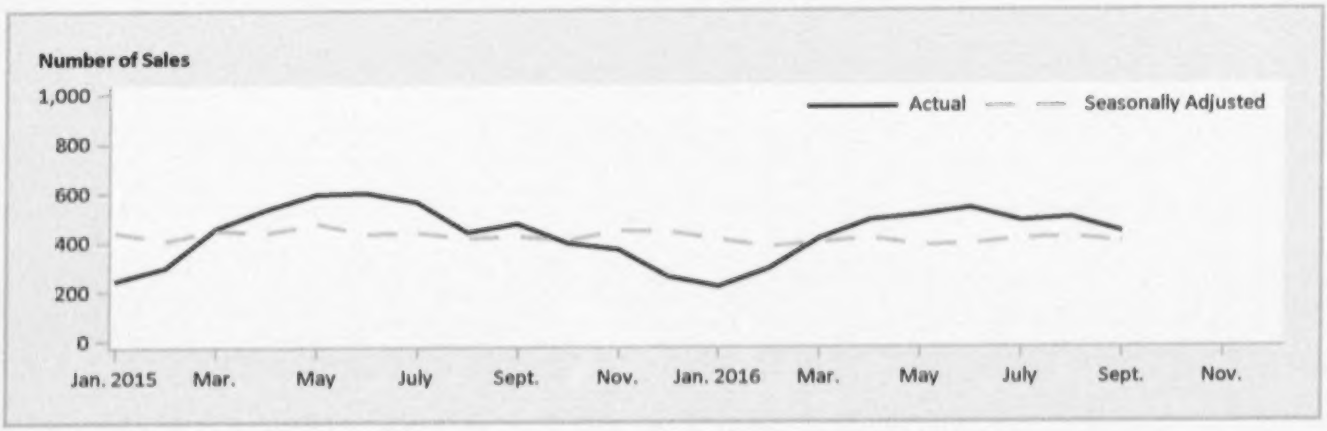
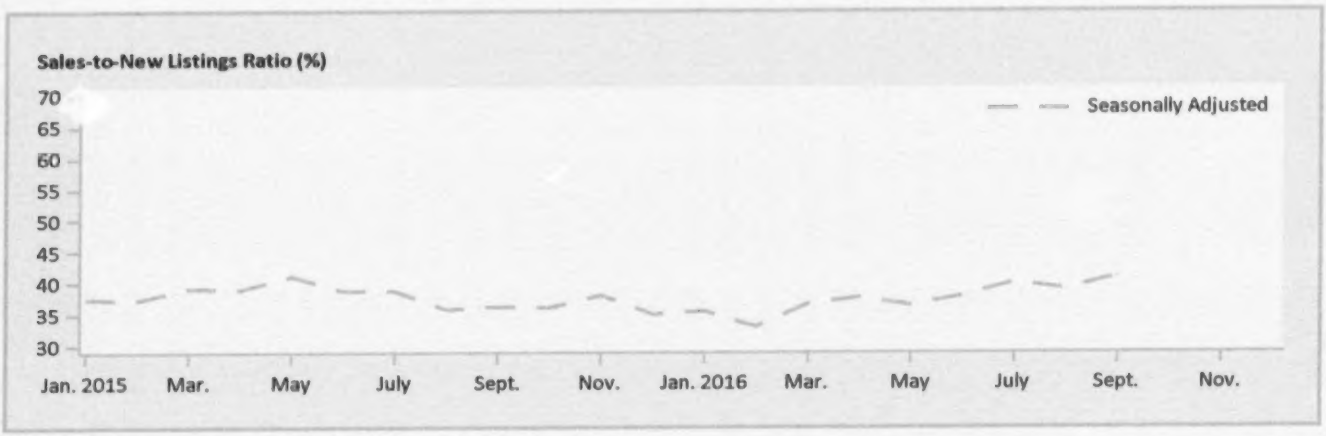


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Saskatoon



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
Third Quarter 2016

		Interest Rates			NHPI, Total, Saskatoon CMA 2007=100	CPI, 2002 =100	Saskatoon Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.2	128.5	170.5	4.5	71.8	927
	February	567	2.89	4.74	123.2	129.6	170.2	5.0	71.8	932
	March	567	2.89	4.74	123.0	130.7	169.3	5.3	71.5	942
	April	561	2.89	4.64	123.1	130.7	169.5	5.2	71.3	953
	May	561	2.89	4.64	123.6	131.3	168.7	5.3	70.9	967
	June	561	2.89	4.64	123.1	131.7	168.4	5.5	70.8	963
	July	561	2.89	4.64	123.6	131.6	167.4	5.9	70.5	961
	August	561	2.89	4.64	123.6	131.8	168.1	5.9	70.7	956
	September	561	2.89	4.64	122.7	131.4	169.3	5.9	71.1	957
	October	561	2.89	4.64	122.1	132.0	171.8	6.1	72.1	949
	November	561	3.14	4.64	121.7	132.0	172.8	6.1	72.4	943
	December	561	3.14	4.64	121.6	131.0	171.5	6.4	71.9	946
2016	January	561	3.14	4.64	121.2	131.5	170	6.1	71.0	964
	February	561	3.14	4.64	120.9	131.6	168.1	6.3	70.1	973
	March	561	3.14	4.64	120.4	132.7	168.2	6.4	70.2	985
	April	561	3.14	4.64	120.1	132.7	166.9	7.1	70.0	989
	May	561	3.14	4.64	120.1	133.1	166.5	6.9	69.6	1,000
	June	561	3.14	4.64	119.8	133.6	166.3	6.6	69.2	997
	July	567	3.14	4.74	119.6	133.1	167.1	6.1	69.1	990
	August	567	3.14	4.74	119.4	132.9	167.5	6.5	69.4	987
	September	561	3.14	4.64		132.8	168.8	6.9	70.1	990
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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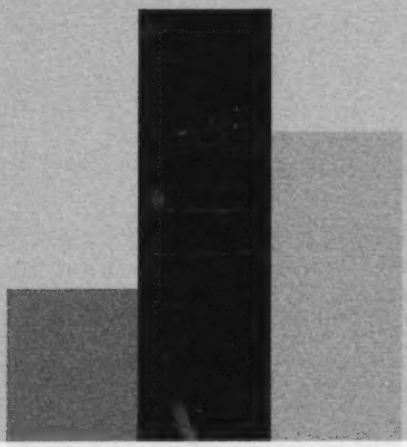

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